



City of Scottsdale

PROJECT NARRATIVE FOR CITY INITIATED PROJECTS



- ☐ Rezoning ☐ Other
- ☒ Use Permit
- ☐ Development Review
- ☐ Master Sign Programs
- ☐ Text Amendment

Case # 1525-PA-02

Project Name McDowell Mountain Storage

Location near SWC of Bell Road and 94th Street

Applicant McDowell Mountain Storage, L.L.C.

Ordinance Section _____

SITE DETAILS

Proposed Zoning: N/A

Existing Zoning: C-3

Parcel Size: 229,493 sqft (5.27 acres)

Height: 36'-0"

Parking Required: 51

Parking Provided: 135

Of Buildings: 1

Setbacks: N-22'-0" S-21'-3"
E-50'-8" W-46'-2"

In the following space, please describe the project or the request

The undeveloped Property is located near the SWC of Bell Road and 94th Street and consists of approximately 229,493 square feet (5.27 acres). The Property is bounded to the west by 93rd Street (private street) and to the east by 94th Street. Four industrial/office/warehouse buildings are currently under construction on the commercially zoned C-3 property immediately to the south. The Property is bounded by two parcels to the north. One parcel is an "existing" over-flow parking lot for the Coyotes Training Facility/Ice Den and the other is undeveloped, commercially zoned C-3 property. The Property was zoned C-3 by the City of Scottsdale under Case Number 25-ZN-99; and re-zoned and overlay Horseman's Park Planned Community (P-C) District by the City of Scottsdale under Case Number 33-ZN-2000 with Stipulations for Case 33-ZN-00 approved 03-20-01. The Applicant is requesting the City of Scottsdale to approve two Applications for Use Permits: 1. Internalized Community Storage, 2. Unoccupied recreational vehicle storage. The site plan/layout shows an internalized community storage building to be constructed on approximately 70,568 square feet (1.62 acres) of the Property with the balance of the Property (predominately under SRP, APS, SW Gas and DOE Easements) consisting of enclosed unoccupied recreational vehicle storage. We have met with all involved utility companies and have received general acceptance contingent upon our final design and C.O.S approval. We are planning on utilizing 93rd Street as our primary entrance with an "exit only" access to an existing curb cut along 94th Street. This will keep any additional traffic along the primary streets to a minimum.

Note: The unoccupied recreational vehicle parking is scheduled to have covered parking canopies upon approval from all associated utility companies.

Applicant
Submitted
Document

20-UP-2003
8/21/2003

(If an additional page(s) is necessary, please attach.)

P&D2000215 (07/2002)

525-PA-02#1 08/21/03

